# VILLAGE OF ESTERO PLANNING AND ZONING BOARD
# MEETING OF AUGUST 18, 2015

The Village of Estero Planning and Zoning Board meeting was held on this date at the Estero Community Park, 9200 Corkscrew Palms Blvd., Estero, Florida.

Present: Chairman Roger Strelow, and Board Members Ryan Binkowski, David Crawford, Ned Dewhirst, and Jeff Mass. Absent: Board Members Marlene Ann Naratil and Scotty Wood.

Also Present: Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

## 1. CALL TO ORDER

Chairman Strelow called the meeting to order at 5:32 p.m.

## 2. PLEDGE OF ALLEGIANCE

Chairman Strelow led the Pledge of Allegiance.

## 3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Members Naratil and Wood.

Chairman Strelow provided a description of how the meeting would be conducted and introduced Mr. Bill Spikowski.

## 4. PROPOSED INTERIM COMPREHENSIVE PLAN AMENDMENTS

**Presentation by Consultant - Spikowski Planning Associates**

Mr. Spikowski provided an explanation of the Lee County Comprehensive Plan, which was adopted by the Village upon incorporation. He noted that the Village was required to develop a Comprehensive Plan within three years of incorporation, which was a complicated process, and was the reason for interim amendments on some of the most important issues. Mr. Spikowski referred to his report dated July 23, 2015, which described the background, reasoning behind the amendments, and specific amendments. He noted that the interim amendments were due to the Village of Estero becoming a new organization with a new Council and the need to make sure the direction reflected the consensus of the Council; as well as, the amount of current development activity, and there were some things in the current plan that were problematic.

Mr. Spikowski referred to local market research from two years ago that addressed the need for rental and workforce housing; need for senior housing/continuing care; and opportunity for critical care medical services. He added that there was an interest in compact, walkable development.

Mr. Spikowski's presentation included the following: land use changes to allow better growth; a vital and growing local economy; more housing and transportation choices; accessible and comprehensive health care; a real "Village Center" for Estero; flexibility of connected streets; zoning by block, not by pod; Mixed Use Overlay; Compact Plan Development; creating a new incentive structure for desired development patterns in mixed use overlay; and the Lee County Rail Corridor Feasibility Study.

Vice Mayor Levitan provided an explanation of how the process began and indicated that the Planning and Zoning Board would make a recommendation to the Council after they held a public hearing on the proposed interim amendments. He also encouraged public input.

**Public Input**

Chairman Strelow believed that it was important to first hear from the large land owners at the beginning of Public Input.

Jim Wallace, Genova Partners, addressed concerns, believed the plan was fundamentally flawed and would severely hurt Estero. Mr. Wallace provided written comments.

Gregg Toth read from a *Naples Daily News* article; stated that retail and commercial, which were a large portion of mixed use, could not be sustained; and encouraged higher density with single-family, multi-family, and rental apartments.

Katie Sproul, Barron Collier Companies, addressed concern regarding their $40M investment, noted that the Community leaders asked them to be involved with the process; and input was solicited from Seth Harry and Bill Spikowski. She stated that they needed flexibility and not just one option. She believed there were some good fundamentals in the plan and that there were innovative ways to achieve the same goals; however, if there were only one option, they would have to decide how to defend their investment.

Charles Basinait, Attorney, Henderson Franklin Law Firm, representing a client that filed a comprehensive plan amendment and rezoning in 2014. He noted that prior to filing the applications, the client spent time meeting with the Estero leaders. He addressed concern regarding the client being at a disadvantage due to a moratorium going forward with the process, the client's site being part of the Health District Overlay, and the vague language in the report regarding residential density calculations.

Phil Douglas, The Brooks resident, stated that he read the report and did not believe it was flawed; the report was asking for a short period of time to do some planning; confidence needed to be placed with the Village Council; and he was supportive of the recommendations.

Tim Hancock, Stantec, addressed concerns regarding mixed use, storm water management, and putting a hold on development.

Neale Montgomery, Attorney, Pavese Law Firm, addressed concerns regarding impacts on private property; compact community; economic impacts; incentives; and millennials. Ms. Montgomery believed that the Village could work with the developers to achieve what was wanted. Ms. Montgomery provided written comments.

Zao Zhang, HG Coconut LLC, believed that the market was the best indicator and that the new improvements by Lee Memorial Health System already fulfilled the health care needs of the Village. He also spoke to the study that indicated Estero had a huge amount of office space.

Wayne Arnold, Grady Minor & Associates, addressed concerns regarding compact community, the moratorium, and interim amendments.

Chairman Strelow allowed for questions from the Board Members at this point. (See page 4)

Steve Hartsell, Pavese Law firm, on behalf of Focus Development Group, addressed concerns regarding property within the Village Center; insufficient amount of residential; and the moratorium. He encouraged allowing the developers to show what they have been working on.

John Sackl, Country Creek resident, did not believe that more commercial was needed; he would like to see what could be done on the park site; and spoke regarding the Village considering working with developers in a joint effort for walking trails and optimal use of the rail corridor.

Jan Rosenthal, Country Creek resident, addressed concern regarding the need to widen the roads.

Doug Saxton, The Reserve resident and Estero representative for BikeWalkLee, expressed gratitude that the rail corridor was in the plan. He was hopeful that the town center would be a bikeable, walkable community.

Barbara Saxton, The Reserve resident, believed it was important to encourage the right demographic for diversified growth in Estero. She spoke to communities that support an active lifestyle and believed that creating a healthy Estero was an obligation for the Estero leaders.

Don Eslick, ECCL, addressed consistent vision; incremental flexible development; working with major employers; the Village Center, including museums and performing art centers; transition time; composition of ages in Estero; and anticipating changes. Mr. Eslick provided written comments.

Dan O'Berski, Trinity Commercial Group and Bella Terra resident, addressed consistent design standard and taking the time to make decisions; addressed concern regarding a moratorium.

Mike Timmerman, Realty Economic Advisors, addressed gated communities and demographics.

Bob Lienesch, ECCL Financial Director and Shadow Wood resident, stated that the report was an interim set of recommendations, the Village needed to take time to evaluate the situation and, collectively with the builders, come to the right conclusions about what needed to be done for the local market for the long term.

Chairman Strelow allowed for questions from the Board Members again at this point. (See page 4)

Mrs. Baiba, Shadow Wood resident, addressed concern regarding assisted living facilities.

Al O'Donnell, Estero resident and landscape contractor, spoke to the high end developments that have been developed and pursued two questions: 1 - Do we want to start out the Village of Estero getting in a fight with two of the top developers in Southwest Florida? 2 - Are we happy with Estero? He also addressed concern regarding the plan.

Bert Greenspan, The Brooks resident, stated that he came here due to less density and less congestion. He was in favor of a town center and places to walk and determining what was unique about this area and how to maintain it. He believed that the developers would need to change and go along with the community at large.

Jim Wallace, Genova Partners, spoke regarding the community of 200 homes that he was in the midst of. He also addressed concern regarding the grid community because it would take away the lifestyle that people wanted.

Patty Whitehead, Old Estero resident, addressed concern regarding more cross connectivity and spoke regarding living in a diverse community with a neutral gathering setting.

**Board Discussion**

Board Members Dewhirst, Crawford, Binkowski, Maas, and Chairman Strelow asked questions and Mr. Spikowski provided responses regarding compact development; comprehensive plan amendments; railroad crossings; mixed use; incentives for office and commercial; flexibility; and the Village Center.

## 5. ADJOURN

Chairman Strelow adjourned the meeting at 8:39 p.m.

Respectfully submitted,

Kathy Hall

Kathy Hall, MMC
Village Clerk

Minutes approved as presented: September 22, 2015